


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 3608 Rosedale Road		

TO

Mr. David Tanner, Executive Director  
Board of Municipal and Zoning Appeals  
417 East Fayette Street, 14<sup>th</sup> Floor

DATE: November 19, 2012

### REQUEST

The Department of Planning has received Lonnie Williams' Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the premises for storage of a boat with trailer. We understand that this appeal is scheduled for hearing on November 27, 2012.

### SITE

3608 Rosedale Road is located on the west side of the street, approximately 450' south of the intersection with Sequoia and Wabash Avenues. This property measures approximately 57' by 120' and is currently improved with a two-story detached residential building measuring approximately 40' by 26'. This site is zoned R-3 and is located within the Ashburton Historic District.

### ANALYSIS

Conditional Use: In this zoning district, boats and boat trailers: parking or storage, are a conditional use, requiring approval by the Board (§4-603). The applicant has a driveway leading to the north side of his house but there does not appear to be sufficient side yard width to allow a 3' setback for the side of the boat and trailer from the side lot line.

#### Boats, trailers, etc.: parking or storage:

- (a) Required findings and conditions. For parking or storage of boats, boat trailers, travel trailers, recreational vehicles, or similar camping equipment, the Board must find, and require as conditions of approval, that:
- (1) at no time will this equipment be used for living or housekeeping purposes;
  - (2) the equipment will not have fixed connections to electricity, water, gas, or sanitary sewer facilities;
  - (3) except only as specified in subsection (b) of this section, if the equipment is parked or stored outside of a garage, it will be parked or stored to the rear of the front building line of the lot and located at least 3 feet from the side or rear lot lines;
  - (4) the equipment will be kept in good repair and carry a current year's license and registration; and
  - (5) the parking or storage is not of an unoccupied mobile home, being a movable or portable dwelling, constructed to be towed on its own chassis and connected to utilities and designed without a permanent foundation for year-round living, which is specifically prohibited.
- (b) Exception for loading and unloading. Notwithstanding subsection (a)(3) of this section, the equipment may be parked anywhere on the premises, for a period of not more than 48 hours, for loading or unloading purposes (§14-306).

Historic District: The subject property is located within the Ashburton District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to placing or retaining a boat and trailer in the property's yard.

**RECOMMENDATION**

The Department of Planning has no objection to approval of this appeal, subject to the applicant complying with CHAP requirements and to the requirements for parking or storage contained in §14-306 of the Zoning Code.

TJS/wya/mf

cc: Lonnie Williams, Appellant